



WILLIAM L. LEE
CHIEF ADMINISTRATIVE OFFICER

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD
DRAFT TRANSITION PLAN FOR THE
DEPARTMENT OF CONVENTION FACILITIES
BILL GRAHAM CIVIC AUDITORIUM AND
BROOKS EXHIBIT HALL SITES

Department of Convention Facilities of the City and County of San Francisco has developed a Draft Transition Plan for the Bill Graham Civic Auditorium and Brooks Exhibit Hall sites currently under renovation. In accordance with the Americans with Disabilities Act of 1990 ("ADA"), this Transition Plan addresses proposed structural changes to the Bill Graham Civic Auditorium and Brooks Exhibit Hall sites necessary to afford public program access by individuals with disabilities.

The Transition Plan will be available for public review and comment after 9:00 a.m. on June 23, 1995. Release of the Transition Plan will commence a 45 day public review period which will end at 5:00 p.m. on August 7, 1995. Public comments will be documented and submitted to the Bureau of Architecture for potential incorporation into the final Transition Plan. Individual copies of this document entitled *Transition Plan for the Department of Convention Facilities Civic Auditorium and Brooks Exhibit Hall Sites* may be reviewed at the following San Francisco Public Libraries and locations:

Main Library Civic Center	Larkin & McAllister
Bayview	5075 - 3rd Street
Chinatown	445 Grant
Eureka Valley	3555 - 16th Street
Excelsior	4400 Mission
Glen Park	635 Chenery
Ingleside	387 Ashton
Marina	1890 Chestnut
Merced	155 Winston
North Beach	2000 Mason
Ocean View	111 Broad
Ortega	3223 Ortega
Parkside	1833 Page
Park	1200 Taraval
Portola	2565 San Bruno
Portrero	1616 - 20th St.
Presidio	3150 Sacramento
Sunset	1305 - 18th Ave.
Visitation Valley	45 Leland
Western Addition	1550 Scott
Convention Facilities Department	401 Van Ness Avenue, Room 402.

Comments on this plan will be accepted until 5:00 p.m., August 7, 1995. Written comments may be submitted to TRANSITION PLAN COMMENTS, Convention Facilities Department, 401 Van Ness Avenue, Room 402, San Francisco, CA 94102. For verbal comments or additional information about the Transition Plan, call Vanessa G. Young at (415)822-0412 (voice) between the hours of 9:00 a.m. and 5:00 p.m. TDD users may call the California Relay Service at 1-800-735-2929 and reference the aforementioned voice line number.



WILLIAM L. LEE
CHIEF ADMINISTRATIVE OFFICER

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD
DRAFT TRANSITION PLAN FOR THE
DEPARTMENT OF CONVENTION FACILITIES
BILL GRAHAM CIVIC AUDITORIUM AND
BROOKS EXHIBIT HALL SITES

The Department of Convention Facilities of the City and County of San Francisco has developed a Draft Transition Plan for the Bill Graham Civic Auditorium and Brooks Exhibit Hall sites currently under seismic renovation. In accordance with the Americans with Disabilities Act of 1990 ("ADA"), this Transition Plan addresses proposed structural changes to the Bill Graham Civic Auditorium and Brooks Hall necessary to afford public program access by individuals with disabilities.

This Transition Plan will be available for public review and comment after 9:00 a.m. on June 23, 1995. The release of the Transition Plan will commence a 45 day public review period which will end at 5:00 p.m., August 7, 1995. Public comments will be documented and submitted to the Bureau of Architecture for potential incorporation into the final Transition Plan. Individual copies of this document entitled *Draft Transition Plan for the Department of Convention Facilities Civic Auditorium and Brooks Exhibit Hall Sites* may be reviewed at the following San Francisco Public Libraries and locations:

Main Library Civic Center	Larkin & McAllister
Bayview	5075 - 3rd Street
Chinatown	445 Grant
Eureka Valley	3555 - 16th Street
Excelsior	4400 Mission
Glen Park	635 Chenery
Ingleside	387 Ashton
Marina	1890 Chestnut
Merced	155 Winston
North Beach	2000 Mason
Ocean View	111 Broad
Ortega	3223 Ortega
Park	1833 Page
Parkside	1200 Taraval
Portola	2565 San Bruno
Portrero	1616 - 20th St.
Presidio	3150 Sacramento
Sunset	1305 - 18th Ave.
Visitation Valley	45 Leland
Western Addition	1550 Scott
Convention Facilities Department	401 Van Ness Avenue, Room 402.

All comments on this plan will be accepted until 5:00 p.m., August 7, 1995. Written comments may be directed to TRANSITION PLAN COMMENTS, Convention Facilities Department, 401 Van Ness Avenue, Room 402, San Francisco, CA 94102. For verbal comments or additional information about the Transition Plan, please call Vanessa G. Young at (415)822-0412 (voice) between the hours of 9:00 a.m. and 5:00 p.m. TDD users may call the California Relay Service at 1-800-735-2929 and reference the aforementioned voice telephone number.

DOCUMENTS DEPARTMENT



5/S

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
CIVIC CENTER
SAN FRANCISCO, CALIFORNIA 94102

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

11)
Draft Transition Plan

for the

Department of Convention Facilities

Civic Auditorium

and

Brooks Exhibit Hall Sites



Prepared by the Department of Public Works
Bureau of Architecture
July 1994

D REF 725.9104 Sa52d

San Francisco (Calif.).
Dept. of Convention
Draft transition plan
for the Department of
1994.

3 1223 04181 0285

SF PUBLIC LIBRARY

Table of Contents

Introduction	1
Purpose	2
Standards	
Survey Instrument	3
Barrier Removal in Construction Projects	3
Program	
Definition	4
Building Descriptions	4
Contracted Services	4
Exclusions	4
The Plan	
Project Schedules	5
Project I	6
Project II & III	7
Architectural Barrier Inventory & Solutions Matrices	8
Brooks Hall	9
Civic Auditorium	11



Digitized by the Internet Archive
in 2014

<https://archive.org/details/drafttransitionp1994sanf>

Introduction

This Transition Plan, in accordance with the Americans with Disabilities Act of 1990 ("ADA"), addresses proposed structural changes to the Civic Auditorium and Brooks Hall necessary to afford public program access by individuals with disabilities. A matrix of architectural barriers to program access is enclosed herein along with solutions and project schedules for barrier removal. Communication access by deaf and hearing-impaired persons as impacted by physical barriers such as inappropriate telephone and audio equipment is also included in these matrices.

Barrier removal in employee and unoccupied spaces is not a required part of this Plan. However, this does not remove the Department of Convention Facilities obligation under Title II of the ADA to provide qualified disabled employees with reasonable accommodations. These accommodations may include architectural barrier removal. An inventory of all architectural barriers (located in public and employee areas) is available in documents entitled "Disabled Access Survey Form Civic Auditorium dated 1-28-93 and Brooks Hall dated 10-30-92". These surveys were developed and conducted by the City of San Francisco's Department of Public Works' Bureau of Architecture.

The Department of Convention Facilities, under the direction of Jack Moerschbaeher, operates three facilities which offer public programs: Civic Auditorium, Brooks Hall and the Moscone Center. Due to the unique physical characteristics of each facility, a separate Transition Plan is being developed for the Civic Auditorium/Brooks Hall site and Moscone Center respectively.

Purpose

This Transition Plan will describe architectural barriers and propose structural changes that will eliminate those barriers and ensure that individuals with disabilities have access to public programs offered by the City of San Francisco's Department of Convention Facilities at the Civic Auditorium and Brooks Hall. It shall be used in conjunction with a Self-Evaluation, which evaluates program access, as a guide for the transition to full program access.

The Americans with Disabilities Act ("ADA") bans discrimination by public entities in any program, service, or activity offered to the general public. The ADA requires that each program, "when viewed in its entirety, is readily accessible to and usable by individuals with disabilities". As a public entity, the Department of Convention Facilities is required to provide access to all of its programs but it is not required to remove all architectural barriers in its facilities. Public entities can choose either administrative solutions (such as relocating a program) and/or architectural barrier removal solutions to achieve program accessibility.

However, a public entity is not required to make changes that would "result in a fundamental alteration in the nature of a service, program, or activity, or in undue financial and administrative burdens." A written finding of "fundamental alteration" or "undue burden" must be documented by the head of the public entity, or his or her designee, after considering all resources available in the funding and operation of the program. There are no procedures for receiving exceptions or hardship determinations from the federal government. Currently ADA enforcement is achieved through federal investigation of complaints from the public or through private lawsuits. Public review of steps toward ADA compliance may, therefore, not only indicate areas of most concern to the disabled community but may avoid any future registered complaints or lawsuits.

This Draft Transition Plan and the Draft Self-Evaluation shall be made available for public inspection and comment to interested persons, including those with disabilities and organizations representing individuals with disabilities. Public input through this Transition Plan will assist the Department of Convention Facilities in assuring compliance with the letter and intent of the ADA.

Standards

SURVEY INSTRUMENT

The accessibility survey instrument utilized for this Transition Plan was prepared by the Department of Public Works and titled "Disabled Access Survey Form, Revision 8, Version 4-23-92". This survey instrument incorporates the most restrictive provisions of the following standards:

1. Part 2, Title 24, California Code of Regulations, California Building Code
July 19, 1989
2. Uniform Federal Accessibility Standards (UFAS)
April 1, 1988
3. Americans with Disabilities Act of 1990 Accessibility Guidelines (ADAAG)
July 26, 1991

BARRIER REMOVAL IN CONSTRUCTION PROJECTS

As of the date of this publication, accessibility guidelines have not been developed for ADA Title II. Since ADA Title II allows a public entity to comply with either UFAS or ADA Title III ADAAG (without the elevator exception), the Department of Convention Facilities will utilize both UFAS and ADAAG, complying with the most restrictive of either code. If the codes conflict such that compliance with both is impossible, ADAAG will be used.

In addition, construction projects must comply with the California Code of Regulations Title 24, the State Building Code. If the federal and state building codes conflict such that compliance with both would be impossible, the State Building Code will be used.

Program

DEFINITION

The Department of Convention Facilities' public program is one of renting space (within Civic Auditorium and/or Brooks Hall) and contracting associated services to public or private individuals and groups. Lessees may use these facilities for commercial expositions, trade shows, sporting venues, professional meetings, artistic performances, political conventions, public hearings and a wide variety of other community and cultural events. The Civic Auditorium also contains a Boxing Museum supervised by Convention Facilities. These displays are not open to the public during events. After May 1994, the museum will no longer reside in the Civic Auditorium.

BUILDING DESCRIPTION

The Civic Auditorium and Brooks Hall are two distinct structures sharing an entrance, and elevators. Each structure contains its own restrooms, drinking fountains and public telephones.

Civic Auditorium, built in 1913, is a 4 story building with full basement. A central 6405 seat multi-tiered arena is flanked by large banquet halls on the first floor and 48 meeting rooms on the upper 3 floors. The arena contains 4319 fixed balcony seats and a maximum of 2086 movable seats on the floor, a sound and lighting system, a portable stage, dressing rooms, loading dock access, and a pipe organ. The banquet halls and meeting rooms also contain basic public address systems.

Brooks Hall, built in 1956, is a one story underground structure connected to the Civic Auditorium at its basement through a pedestrian tunnel. This large open space offers loading dock access, and a basic public address system.

CONTRACTED SERVICES

Food service is available to lessees through a private vendor contracted by Convention Facilities. Moveable concession booths, kitchen and miscellaneous food preparation and storage areas are for exclusive use of this vendor. This contractual relationship renders these spaces employee areas for the contractor and shall not be considered public program areas in this Plan. The public side of concession equipment is considered a public program area and will be part of this Plan.

EXCLUSIONS

All areas of the facility that do not house public programs are excluded from this Plan. All employee areas such as private offices, the paint shop, wood shop, maintenance workers' break room and locker rooms, food concession areas, and storage closets, are not part of the public program. In addition, all mechanical and electrical rooms, plumbing and mechanical chases, vent tunnels, mechanical plenums and miscellaneous unoccupied spaces are not in the public program areas.

Project Schedules

Architectural access barrier removal is included in three planned construction projects. This two-phased Transition Plan construction schedule is illustrated below with a general outline of each project in the following pages.

Project I- Brooks Hall Exit Stair

Bond funded work to include disabled access barrier removal.

Project II- Civic Auditorium Seismic Upgrade

Bond funded work to include disabled access barrier removal.

Project III- Civic Auditorium/Brooks Hall ADA Barrier Removal

Capital Improvement funded work to remove program barriers remaining from Project I & II.

	12/93	3/94	6/94	9/94	12/94	3/95	6/95	9/95	12/95	1/95
Project I										
Project II & III										

Project I-

Brooks Hall Exit Stairs

Construction Date: September 1994-February 1995

ADA access barrier removal included in project work.

Area

Barrier Removal Location

Accessible Route

Pedestrian ramp into Brooks Hall

Toilet Facility

Women & Men

Drinking Fountain

Brooks Hall (1 total)

Public Telephone

Accessible telephones

Text telephone

Signage

Temporary room & directional signage package for Brooks Hall.

Permanent signage in Project II & III.

Project II & III- Civic Auditorium Seismic Upgrade & ADA Barrier Removal

Construction Date: May 1994-December 1995

Locations of disabled access work accomplished during Seismic Upgrade construction.

<u>Area</u>	<u>Barrier Removal Location</u>
Site Access	Curb ramps at one corner.
Accessible Route	Brooks Hall/Civic Auditorium Entrance Doors Elevator Cabs Elevator call buttons & floor identification plates, Base-4th Floor lobbies. Meeting Room double & single door entrances.
Toilet Facility	Women & Men (each floor)
Drinking Fountain	Accessible fountains (each floor)
Public Telephone	Accessible telephone (each floor) Text telephone (Basement & 1st Floor)
Signage	Permanent room & directional signage package for Civic Auditorium & Brooks Hall.
Emergency	Modify fire alarm system w/ complying audible & visual alarms. Accessible pull stations.
Controls/Switches	Public controlled light switches in meeting rooms.
Functional Area	Auditorium Seating
Functional Area	Dressing Rooms
Functional Area	Permanent concession & registration converted to accessible portable stations.
Functional Area	Exterior ticket booths

Architectural Barrier Inventory & Solution Matrices

The following Architectural Barrier Inventory & Solution Matrices outline physical access barriers located in the public program areas of the facility. Proposed solutions to mitigate these barriers are listed in the following pages along with associated planned construction projects.

These matrices were developed by identifying all architectural barriers located in the public program areas from the Disabled Access Survey Form for Civic Auditorium and Brooks Hall. These barriers were then evaluated in terms of the program activities offered in the facility. The Department of Convention Facilities, in conjunction with the Mayor's Disability Coordinator, determined the scope of barrier removal required to provide program access, and the Bureau of Architecture proposed solutions to accomplish this goal. .

Brooks Hall Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Accessible Route	Brooks Hall/Civic Auditorium Entrance Doors (18 Pairs) Bottom of doors not smooth. Some thresholds exceeds 1/2" rise. Effort to operate exceeds 8.5 lbs. Less than 32" clear opening.	Provide 1 complying pair of doors.	Project II & III
Accessible Route	Elevator Cab to Brooks Hall 1 of 6 elevators currently accessible with the following exceptions: Control panel braille & Arabic numerals non-complying. Door timing non-complying.	Replace braille & arabic numerals. Adjust door timing cycle.	Project II & III
Accessible Route	Elevator floor identification plates' braille & Arabic numerals non-complying.	See Civic Auditorium.	Project II & III
Accessible Route	Pedestrian ramp into Brooks Hall too steep, lacks proper landings & slip-resistant surface.	Provide accessible route by means of complying ramp.	Project I
Toilet Facility	Women (1 total) Multi-accommodation toilet room & lounge located along accessible route. No complying stall. No knee clearance under lavatory. No insulated hot water/drain pipes at lavatory. Water closet side grab bar too short. Toilet paper roll too low. Mirror & all dispensers too high. No stall for semi-ambulatory patrons.	Correct barriers to provide complying toilet, & lavatory together with all associated accessories.	Project I
Toilet Facility	Men (1 total) Inaccessible multi-accommodation toilet room located along inaccessible mezzanine level.	Provide accessible toilet facility along accessible route near womens toilet facility.	Project I
Drinking Fountain	No drinking fountains within Brooks Hall, patrons travel into Civic Auditorium for water.	Install accessible fountain in complying alcove.	Project I

Brooks Hall Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Public Telephone	Telephones in 3 locations 5 banks of 2 public telephones clustered on sloped section of pedestrian ramp. 1 bank of 4 public telephones on intermediate landing of emergency exit stair. 4 individual public telephones in loading dock area. All public telephones lack wheelchair access, volume control & text telephone.	Relocate 2 public telephones to level area. Telephones shall be wheelchair accessible w/ volume control, & 1 location shall include a text telephone.	Project I
Signage	No complying permanent room designation signage.	Provide temporary complying signage restrooms & miscellaneous offices until Project II & III are complete.	Project I
Signage	No complying directional signage to accessible facilities.	Provide building directory indicating accessible facility locations throughout building. Provide floor map.	Project II & III
Emergency	Fire alarm pull stations too high.	Lower all fire alarm pull stations. See Civic Auditorium.	Project I, II & III
Emergency	No visual alarms.	Add visual alarm components to existing audible alarm system. See Civic Auditorium.	Project I, II & III
Emergency	Audible alarm system not evaluated.	Test system for proper dbAs. Modify as necessary.	Project I, II & III
Emergency	No areas of Rescue Assistance.	Not required. Building contains supervised sprinkler system.	None

Civic Auditorium Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Site Access	One corner of facility block without complying curb ramps.	Provide new curb access at the site's SW corner.	Project II & III
Accessible Route	Brooks Hall/Civic Auditorium Entrance Doors (18 Pairs) Bottom of doors not smooth. Some thresholds exceeds 1/2" rise. Effort to operate exceeds 8.5 lbs. Less than 32" clear opening.	Provide 11 pair complying doors. Modify 5 pairs of doors by replacing lower rail for kickplate, replace threshold, & adjust closer. 27 1/2" clear width to remain due to historic structural barrier. Provide 1 pair 27 1/2" leafs electric operated door near reception office.	Project II & III
Accessible Route	2 Elevator Banks with 3 Elevators Each: <u>Bank #1:</u> Elevator Lobby at Basement & 1st Floor One hall call button for accessible elevator. Elevator Lobbies at 2nd, 3rd & 4th Floors Hall call buttons too high & do not retrieve accessible elevator.	Install hall call button panels with "up" & "down" buttons at each floor for accessible elevator retrieval (3 total). Program elevator to respond to these new call buttons. Provide audible signals indicating elevator direction at 2nd, 3rd, & 4th floor lobbies. Adjust door timing. Replace Braille & arabic numerals.	Project II & III
	<u>Bank #2:</u> No accessible elevator cab controls or hall call buttons.	Install hall call button panels with "up" & "down" buttons at each floor for accessible elevator retrieval (5 total). Program elevator to respond to these new call buttons. Provide audible signals indicating elevator direction at all lobbies. Modify elevator cab with complying control panel, emergency intercom, & install rear handrail.	Project II & III
Accessible Route	Elevator floor identification plates' braille & Arabic numerals non-complying all floors.	Replace floor identification plates. (28 door openings)	Project II & III
Accessible Route	Meeting room double door entrances do not provide 32" clear opening.	Replace 2'-6" pair doors with (1) 2'-0" & (1) 3'-0" door, or 3'-0" pair where feasible. (Minimum one entrance/exit per room)	Project II & III
Accessible Route	4 meeting room single door entrances do not provide 18" strike side clearance.	Reconfigure entries to provide strike side clearance by either removing portion of meeting room closet, or reversing swing.	Project II & III
Toilet Facility	Basement Women (1 total) Multi-accommodation toilet room located along accessible route. No complying knee clearance under lavatory. No stall for semi-ambulatory patrons.	Correct barriers to provide complying toilet, & lavatory together with all associated accessories.	Project II & III

Civic Auditorium Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Toilet Facility	Basement Men (1 total) Multi-accommodation toilet room located along accessible route. No complying knee clearance under lavatory. All dispensers & mirror too high.	Correct barriers to provide complying lavatory together with all associated accessories.	Project II & III
Toilet Facility	1st Floor Women (2 total) Inaccessible multi-accommodation toilet facility & lounge located along accessible route.	Convert 1 mens toilet facility to accessible womens.	Project II & III
Toilet Facility	1st Floor Men (2 total) Inaccessible multi-accommodation toilet facility located along accessible route.	Remodel one toilet facility for accessibility.	Project II & III
Toilet Facility	1st Floor First Aid Office Inaccessible single toilet compartment in office.	Remodel toilet compartment for accessibility.	Project II & III
Toilet Facility	2nd Floor Women (2 total) Inaccessible multi-accommodation toilet facility & lounge located along accessible route.	Remodel two toilet facilities for accessibility.	Project II & III
Toilet Facility	2nd Floor Men (4 total) Inaccessible multi-accommodation toilet facility located along accessible route.	Remodel two toilet facilities for accessibility. 2 toilet facilities removed due to enlargement of womens.	Project II & III
Toilet Facility	3rd Floor Women (2 total) Inaccessible multi-accommodation toilet facility & lounge located along accessible route.	Remodel two toilet facilities for accessibility.	Project II & III
Toilet Facility	3rd Floor Men (2 total) Inaccessible multi-accommodation toilet facility located along accessible route.	Remodel two toilet facilities for accessibility.	Project II & III
Toilet Facility	4th Floor Women (2 total) Inaccessible multi-accommodation toilet facility & lounge located along accessible route.	Remodel two toilet facilities for accessibility.	Project II & III
Toilet Facility	4th Floor Men (2 total) Inaccessible multi-accommodation toilet facility located along accessible route.	Remodel two toilet facilities for accessibility.	Project II & III

Civic Auditorium Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Drinking Fountain	Basement 2 drinking fountains inaccessible.	Replace 1 fountains w/ accessible fountain in complying alcove.	Project II & III
Drinking Fountain	1st Floor 6 drinking fountains inaccessible.	Replace 2 fountains w/ accessible fountains in complying alcoves at opposite ends of floor.	Project II & III
Drinking Fountain	2nd Floor 6 drinking fountains inaccessible.	Replace 2 fountains w/ accessible fountains in complying alcoves at opposite ends of floor.	Project II & III
Drinking Fountain	3rd Floor 5 drinking fountains inaccessible.	Replace 1 fountain w/ accessible fountain. Replace 1 fountains w/ accessible fountain in complying alcove at opposite end of floor.	Project II & III
Drinking Fountain	4th Floor 3 drinking fountains inaccessible. 3 drinking fountains accessible.	Replace 1 fountain w/ accessible fountain in complying alcove.	Project II & III
Public Telephone	Basement Bank of 8 public telephones lack wheelchair access, volume control, or shelf for portable TDD use.	Provide 1 wheelchair accessible phone w/ volume control, & text telephone.	Project II & III
Public Telephone	1st Floor 5 banks of 2 public telephones lack wheelchair access, or volume control.	Provide 8 wheelchair accessible telephones w/ volume control & one text telephones.	Project II & III
Public Telephone	2nd Floor 2 banks of 3 public telephones lack wheelchair access, or volume control, or shelf for portable TDD use.	Provide 1 wheelchair accessible phone w/ volume control, shelf for portable TDD use.	Project II & III
Public Telephone	3rd Floor 1 public telephone lacks wheelchair access, or volume control.	Install additional public telephone; wheelchair accessible w/ volume control.	Project II & III
Public Telephone	4th Floor 1 public telephone lacks wheelchair access, or volume control.	Install additional public telephone; wheelchair accessible w/ volume control.	Project II & III
Signage	No complying permanent room designation signage.	Provide complying signage at meeting rooms, restrooms, dressing rooms & miscellaneous offices	Project II & III

Civic Auditorium Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Signage	No complying directional signage to accessible facilities.	Provide building directory indicating accessible facility locations throughout building. Provide floor directories at each floor near elevator banks (2 total each floor). Provide 2 floor maps at each floor along corridors.	Project II & III
Emergency	Fire alarm pull stations too high.	Lower all fire alarm pull stations.	Project II & III
Emergency	No visual alarms.	Add visual alarm components to existing audible alarm system. Number of visual alarms as per new construction requirements (160 total for Civ Aud & Brooks).	Project II & III
Emergency	No areas of Rescue Assistance.	Not required. Building contains supervised sprinkler system.	None
Controls/Switches	Light switches in all meeting rooms too high.	Lower switches (minimum 1 set per room).	Project II & III
Functional Area	Auditorium Seating. Wheelchairs. 4319 fixed balcony seats, no wheelchair seating in balcony fixed seating areas. 45 wheelchair seats with adjacent companion seats required for new construction.	Lower Balcony. Provide 24 "wheelchair seats" with adjacent companion seating in 6 sections of lower balcony. Accessible route accomplished by installation of two enclosed platform lifts to mezzanine from 2nd floor. (4 seats lost per wheelchair or companion seat .) Upper Balcony. Provide 21 "wheelchair seats" with adjacent companion seating in 11 sections of upper balcony. Accessible route accomplished by relocating & installing 11 new arena doors along 4th floor corridors. (4 seats lost per wheelchair or companion seat .) Floor seating configuration varies depending on event. 25 wheelchair seats with adjacent companion seating easily accomplishable. (Number seating loss unknown)	Project II & III

Civic Auditorium Architectural Barrier Inventory & Solution Matrix

JULY 1994

Area	Barrier	Solution Description	Action Taken
Functional Area	Auditorium Seating. Non-wheelchair. 4319 fixed seats. Upper balcony aisle seats have fixed armrests & handrails located along aisle. Lower balcony aisle seats have fixed armrests. 44 seats (1% of total fixed seats) required to be aisle seats with no arm rest on the aisle side, or removable or folding armrests on the aisle side in new construction.	Removing handrails along the upper & lower balcony aisles to comply with this requirement would create a hazard for all patrons using the arena stairs. However, 14 upper balcony aisle seats adjacent to doors (affected by new wheelchair seating construction) can be modified to comply. Additional seats without armrests are available on the arena floor.	Project II & III
Functional Area	6405 total seating capacity. 66 seats (1% of total seating) for semi-ambulatory patrons required by CCR Title 24 for new construction.	This seating shall be provided on the arena floor & in fixed seating areas affected by the remodeling for wheelchair access.	Project II & III
Functional Area	Interior permanent concession & registration counters too high.	Concession & registration counters will be removed during seismic upgrade. Alcoves for portable/movable counters will be constructed. Portable furnishings shall comply.	Project II & III
Functional Area	Exterior ticket booth windows too high (3 total)	Lower slide-thru window panel for access (2 total). Signage for the 3rd booth directing patrons to accessible booths shall be used when this booth is in operation.	Project II & III
Functional Area	Dressing Rooms (8 total inaccessible) 2 single rooms with adjacent bathing/toilet facilities. 4 group rooms with adjacent bathing/toilet facilities. 2 group rooms without bathing/toilet facilities.	Remodel 2 group dressing rooms with their bathing/toilet facilities for wheelchair access.	Project II & III

